



# City of Carmel

## Carmel Advisory Board of Zoning Appeals Regular Meeting Monday, November 22, 2004

**Time:** 7:00 P.M.  
**Place:** Council Chambers (Second Floor)  
Carmel City Hall  
One Civic Square  
Carmel, IN 46032

### AGENDA:

- A. Call to Order (7:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
- H. Public Hearing.

#### **1-10h. TABLED ~~116th/Keystone Retail Shops~~**

The applicant seeks the following development standards variances:

<b>Docket No. 04080027 V</b>	Chapter 14.04.02	60 ft front yard
<b>Docket No. 04080028 V</b>	Chapter 14.04.03	30 ft side yard
<b>Docket No. 04080029 V</b>	Chapter 14.04.05	30 ft rear yard
<b>Docket No. 04080030 V</b>	Chapter 14.04.09	80% lot coverage
<b>Docket No. 04080031 V</b>	Chapter 14.06	30 ft greenbelt adjacent to residence
<b>Docket No. 04080032 V</b>	Chapter 23A.02	120 ft front yard from US 431 R/W
<b>Docket No. 04080033 V</b>	Chapter 23A.03	30 ft greenbelt along US 431
<b>Docket No. 04080034 V</b>	Chapter 23A.04	parking prohibited in greenbelt
<b>Docket No. 04080035 V</b>	Chapter 25.07.02 9(b)	number of signs
<b>Docket No. 04080036 V</b>	Chapter 26.04.05	buffer yards

The site is located at the northeast corner of 116th St. and Keystone Ave.

The site is zoned B-3/Business within the US 431 Overlay.

Filed by Steve Hardin of Bingham McHale for Eclipse Real Estate, Inc.

#### **11-15h. TABLED: ~~Companion Animal Hospital~~**

Applicant seeks use variance & development standards variance approvals for veterinary hospital.

<b>Docket No. 04090009 UV</b>	Chapter 19.01	permitted uses
<b>Docket No. 04090010 V</b>	Chapter 27.05	number of parking spaces
<b>Docket No. 04090023 V</b>	Chapter 26.04.05	buffer yard requirements
<b>Docket No. 04090024 V</b>	Chapter 19.04.03	side yard setbacks
<b>Docket No. 04090025 V</b>	Chapter 19.04.02	front yard setback

The site is located at 1425 S Range Line Rd and is zoned B-8/Business.

Filed by Jim Shinaver of Nelson & Frankenberger for Dr. Buzzetti.

**16-21h. Kentucky Fried Chicken/Long John Silver's**

The applicant seeks development standards variances:

<b>Docket No. 04100007 V</b>	Chapter 26.04.05	buffer yard requirements
<b>Docket No. 04100008 V</b>	Chapter 19.06	30-ft greenbelt
<b>Docket No. 04100009 V</b>	Chapter 25.07.02-09.b	number of signs & type
<b>Docket No. 04100010 V</b>	Chapter 25.07.05	menu board area, height & number of
<b>Docket No. 04100013 V</b>	Chapter 19.04.02	front yard setback
<b>Docket No. 04100015 V</b>	Chapter 25.07.02-09.e	ground sign setback

The site is located at 1331 S Range Line Rd. The site is zoned B-8/Business.

Filed by Ryan Oyster of the GPD Group.

**22-24h. TABLED: ~~O'Malia Fireplace Shop Expansion~~**

~~The applicant seeks the following development standards variances:~~

~~**Docket No. 04100017 V** Chapter 12.04.02 front yard setback~~

~~**Docket No. 04100018 V** Chapter 27.03.02 no curbed parking~~

~~The site is located at 220 S Range Line Rd. The site is zoned B-1/Business.~~

~~Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for the Helen J. O'Malia Trust.~~

**25h. Parkwood Crossing East - Smith Barney**

The applicant seeks the following development standards variance:

**Docket No. 04100028 V** PUD Ordinance Z-362-01; Chapter 4.7.B.3 Lower Level Sign

The site is located at 800 East 96<sup>th</sup> Street. The site is zoned PUD/Planned Unit

Development. Filed by Blair Carmosino of Duke Realty Limited Partnership.

**I. Old Business.**

**1h. Martin Marietta Materials - Mueller Property South**

The petitioner seeks special use approval for a sand and gravel extraction operation.

**Docket No. 04040024 SU** Chapter 5.02.02 special use in the S-1 zone

The site is located at the southwest corner of the intersection of East 106<sup>th</sup> Street and Hazel Dell Parkway. The site is zoned S-1/Residence - Low Density.

Filed by John Tiberi of Martin Marietta Materials, Inc.

**J. New Business.**

**1j. Proposed amendments** to Article IX (BZA Rules of Procedure), Section 30.08: Alternate Procedure (Hearing Officer), and Chapter 21: Special Uses.

**K. Adjourn.**